



GRASSROOTS
REALTY GROUP

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30 Edgewood Rise NW
Calgary, Alberta

MLS # A2281837



\$525,000

Division:	Edgemont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,364 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Many Trees, Rectangular Lot, Steep Slo		

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows		
Inclusions:	N/A		

Beautiful walkout 2 storey half duplex with so many upgrades including a very bright kitchen with an array windows and an impressive display of modern floor to ceiling shaker style cabinets, Pantry with pull outs, more than 6 banks of drawers spread out between island and wall cabinets, under mount lighting, large working island, recessed lighting, engineered Oak wood flooring throughout main floor, spacious dining area adjacent to kitchen with patio doors onto a very large new trex deck with metal railings. Upper level recently updated with laminate flooring, 4 pce bathroom fully renovated with granite tops, new cabinet and frosted glass doors., large primary bedroom plus 2 secondary bedrooms on upper level. Long spacious family room with picture window and wood burning fireplace with log lighter. Walkout basement with 90% completed family room (needs flooring), rough-in and framed 3 pce bath, large mechanical room with new Furnace, Hot water heater, also doubles as laundry room. Newer maple cabinetry. Updated vinyl windows, Shingles, interlock sidewalk, and deck. Walkout lot could provide a great space to build a garage with roof top patio at same level of walkout basement level.